

2013 Kosciusko County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Kosciusko County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Kosciusko County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	2.8%	\$69,361,909	\$4,975,725,787	1.9%
Change		4.1%	-4.9%	
2012	-5.3%	\$66,641,059	\$5,230,693,533	1.2%

Comparable Homestead Property Tax Changes in Kosciusko County

The total tax bill for all taxpayers in Kosciusko County increased by 2.8% in 2013. The main reason was a 4.1% rise in the property tax levy. This levy increase combined with a 4.9% reassessment year decrease in certified net assessed value caused tax rates to rise, and the higher tax rates caused tax cap credits as a percent of the levy to increase from 1.2% to 1.9%.

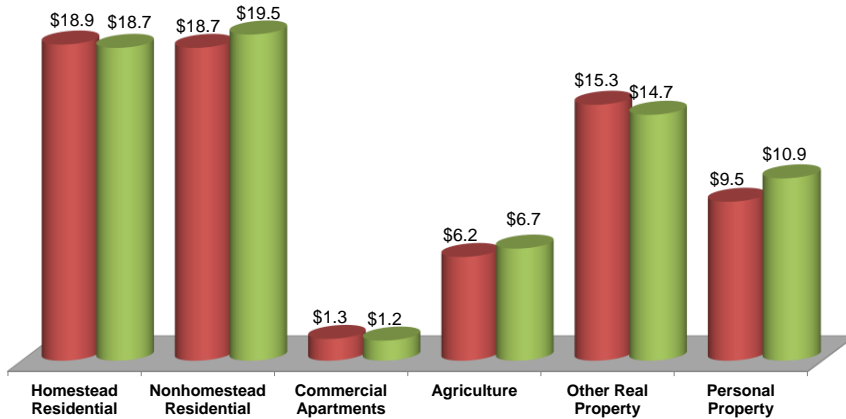
Kosciusko County homeowners experienced a small 1.1% decrease in property tax bills in 2013. This was due to a large decline in the net assessed value of homesteads, which offset a large increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	10,874	51.1%
No Change	178	0.8%
Lower Tax Bill	10,244	48.1%
Average Change in Tax Bill	-1.1%	
Detailed Change in Tax Bill		
20% or More	3,016	14.2%
10% to 19%	2,797	13.1%
1% to 9%	5,061	23.8%
-1% to 1%	178	0.8%
-1% to -9%	4,629	21.7%
-10% to -19%	2,731	12.8%
-20% or More	2,884	13.5%
Total	21,296	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$69.9 ■ 2013 - Total \$71.7



In Kosciusko County most net property taxes were spread among business (other real and personal), nonhomestead residential (small rentals and second homes), and homestead property owners in 2013. Total net property taxes increased 2.8%, more than the average 2.1% increase statewide. Personal property saw the biggest increase, while business real net taxes decreased by the largest percentage.

Property tax rates increased in 32 of 34 Kosciusko County tax districts in 2013. The average tax rate rose by 9.4%, because of a levy increase and a decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Kosciusko County increased by 4.1%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Kosciusko County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$3,257,197,245	\$3,083,728,926	-5.3%	\$1,510,227,546	\$1,381,158,700	-8.5%
Other Residential	2,024,511,181	1,911,161,180	-5.6%	2,016,504,726	1,904,002,425	-5.6%
Ag Business/Land	507,249,261	519,475,230	2.4%	504,806,004	517,019,283	2.4%
Business Real/Personal	1,903,467,891	1,726,746,755	-9.3%	1,444,113,323	1,371,745,672	-5.0%
Total	\$7,692,425,578	\$7,241,112,091	-5.9%	\$5,475,651,599	\$5,173,926,080	-5.5%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Kosciusko County's total billed net assessed value decreased substantially, by 5.5% in 2013. Declines in homestead, other residential, and business assessments were the main reasons. Agricultural assessments increased. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$348,742	\$537,734	\$188,992	54.2%
2%	466,523	799,425	332,902	71.4%
3%	1,924	19,138	17,214	894.6%
Elderly	28,402	30,099	1,697	6.0%
Total	\$845,591	\$1,386,396	\$540,804	64.0%
% of Levy	1.2%	1.9%		

Total tax cap credits in Kosciusko County were \$1.4 million, which was 1.9% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Kosciusko

County's average tax rate was much less than the median rate statewide. More than half of Kosciusko County's tax cap credits were in the 2% other residential and farmland category. Most of the rest were in 1% homestead category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Kosciusko County increased \$540,804 between 2012 and 2013. Credits as a share of the total levy rose from 1.2% to 1.9%.

Kosciusko County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	68,504,134	68,019,063	69,985,658	66,641,059	69,361,909	-0.7%	2.9%	-4.8%	4.1%
Kosciusko County	9,409,560	9,713,845	9,933,758	10,126,622	10,458,976	3.2%	2.3%	1.9%	3.3%
Clay Township	60,451	61,567	63,078	58,676	66,484	1.8%	2.5%	-7.0%	13.3%
Etna Township	45,686	46,862	47,852	49,006	50,624	2.6%	2.1%	2.4%	3.3%
Franklin Township	52,313	54,297	55,474	57,336	58,850	3.8%	2.2%	3.4%	2.6%
Harrison Township	102,783	106,013	107,950	110,193	113,168	3.1%	1.8%	2.1%	2.7%
Jackson Township	58,089	59,444	61,246	62,814	64,483	2.3%	3.0%	2.6%	2.7%
Jefferson Township	34,449	35,747	36,559	37,818	54,052	3.8%	2.3%	3.4%	42.9%
Lake Township	44,241	45,553	46,115	46,820	47,758	3.0%	1.2%	1.5%	2.0%
Monroe Township	19,327	20,055	20,543	21,225	36,396	3.8%	2.4%	3.3%	71.5%
Plain Township	311,006	320,052	329,190	328,278	334,166	2.9%	2.9%	-0.3%	1.8%
Prairie Township	41,605	43,164	44,261	45,693	47,023	3.7%	2.5%	3.2%	2.9%
Scott Township	19,124	19,771	20,276	20,935	21,510	3.4%	2.6%	3.3%	2.7%
Seward Township	66,854	62,380	63,484	64,729	66,803	-6.7%	1.8%	2.0%	3.2%
Tippecanoe Township	352,977	364,169	370,536	379,071	389,252	3.2%	1.7%	2.3%	2.7%
Turkey Creek Township	1,678,674	1,762,997	1,472,451	1,679,833	1,779,125	5.0%	-16.5%	14.1%	5.9%
Van Buren Township	85,972	88,869	88,281	91,740	94,408	3.4%	-0.7%	3.9%	2.9%
Washington Township	95,135	97,840	99,513	101,060	104,061	2.8%	1.7%	1.6%	3.0%
Wayne Township	674,132	417,843	424,128	442,043	454,465	-38.0%	1.5%	4.2%	2.8%
Warsaw Civil City	8,635,637	10,737,438	10,212,333	10,299,294	10,308,075	24.3%	-4.9%	0.9%	0.1%
Nappanee Civil City	166,400	177,512	182,329	167,032	160,461	6.7%	2.7%	-8.4%	-3.9%
Burket Civil Town	11,289	11,600	11,900	12,184	10,869	2.8%	2.6%	2.4%	-10.8%
Claypool Civil Town	74,833	77,677	79,686	82,245	82,240	3.8%	2.6%	3.2%	0.0%
Etna Green Civil Town	0	64,340	66,635	68,927	70,971		3.6%	3.4%	3.0%
Leesburg Civil Town	68,154	70,725	72,287	74,898	77,056	3.8%	2.2%	3.6%	2.9%
Mentone Civil Town	219,610	228,199	233,973	240,201	246,597	3.9%	2.5%	2.7%	2.7%
Milford Civil Town	444,997	465,828	477,223	454,233	503,683	4.7%	2.4%	-4.8%	10.9%
North Webster Civil Town	328,275	340,186	348,630	358,185	366,736	3.6%	2.5%	2.7%	2.4%
Pierceton Civil Town	193,280	192,654	192,624	212,816	218,856	-0.3%	0.0%	10.5%	2.8%
Sidney Civil Town	11,797	12,246	12,566	12,966	13,329	3.8%	2.6%	3.2%	2.8%
Silver Lake Civil Town	238,017	246,908	253,193	263,530	316,075	3.7%	2.5%	4.1%	19.9%
Syracuse Civil Town	1,420,715	1,458,809	1,443,961	1,553,210	1,750,021	2.7%	-1.0%	7.6%	12.7%
Winona Lake Civil Town	861,936	859,258	856,238	940,257	966,138	-0.3%	-0.4%	9.8%	2.8%
Wa-Nee Community School Corp	1,446,537	1,402,024	1,297,080	1,249,898	1,403,949	-3.1%	-7.5%	-3.6%	12.3%
Wawasee Community School Corp	11,870,181	10,075,698	12,749,568	9,883,051	10,321,225	-15.1%	26.5%	-22.5%	4.4%
Warsaw Community School Corp	19,740,059	18,394,929	18,000,340	16,987,288	17,859,098	-6.8%	-2.1%	-5.6%	5.1%
Tippecanoe Valley School Corp	3,446,593	3,554,475	3,496,609	3,592,558	3,627,824	3.1%	-1.6%	2.7%	1.0%
Whitko Community School Corp	2,640,958	2,770,585	2,993,164	2,782,892	3,014,684	4.9%	8.0%	-7.0%	8.3%
Triton School Corp	360,321	385,442	477,646	441,359	503,340	7.0%	23.9%	-7.6%	14.0%
Nappanee Public Library	36,566	126,637	137,770	137,236	142,619	246.3%	8.8%	-0.4%	3.9%
Milford Public Library	140,987	146,265	149,943	154,704	159,026	3.7%	2.5%	3.2%	2.8%
Pierceton Public Library	48,134	49,952	51,199	52,928	54,410	3.8%	2.5%	3.4%	2.8%
Syracuse Public Library	307,999	319,664	328,092	338,362	347,245	3.8%	2.6%	3.1%	2.6%
Warsaw Community Public Library	1,722,221	1,797,138	1,825,639	1,884,889	1,891,541	4.4%	1.6%	3.2%	0.4%
Bell Memorial Public Library	221,822	223,382	228,939	241,111	246,119	0.7%	2.5%	5.3%	2.1%
North Webster Library	330,762	343,113	352,040	362,914	373,531	3.7%	2.6%	3.1%	2.9%
Kosciusko County Solid Waste Mgmt Dist	164,893	165,911	169,356	67,999	84,587	0.6%	2.1%	-59.8%	24.4%
Winona Lake Redevelopment Comm	18,769	0	0	0	0	-100.0%			
Warsaw City Redevelopment Comm	180,014	0	0	0	0	-100.0%			
Milford Town Redevelopment Comm	0	0	0	0	0				
Pierceton Town Redevelopment Comm	0	0	0	0	0				
Kosciusko County Redevelopment Comm	0	0	0	0	0				
Claypool Redevelopment Comm	0	0	0	0	0				

Kosciusko County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
43001	Clay Township	1.1943	--	--	--	--	--	--	1.1943
43002	Claypool Town	2.1634	--	--	--	--	--	--	2.1634
43003	Etna Township	1.1730	--	--	--	--	--	--	1.1730
43004	Etna Green Town	1.7848	--	--	--	--	--	--	1.7848
43005	Franklin Township	1.4313	--	--	--	--	--	--	1.4313
43009	Jackson Township	1.6566	--	--	--	--	--	--	1.6566
43010	Sidney Town	2.2097	--	--	--	--	--	--	2.2097
43011	Jefferson Township, West	1.6875	--	--	--	--	--	--	1.6875
43012	Jefferson Township, East	0.8001	--	--	--	--	--	--	0.8001
43013	Lake Township	1.1923	--	--	--	--	--	--	1.1923
43014	Silver Lake Town	2.6548	--	--	--	--	--	--	2.6548
43015	Monroe Township	1.6211	--	--	--	--	--	--	1.6211
43016	Plain Township	1.1619	--	--	--	--	--	--	1.1619
43017	Warsaw City-Plain Township	2.4482	--	--	--	--	--	--	2.4482
43018	Leesburg Town	1.6287	--	--	--	--	--	--	1.6287
43019	Prairie Township	1.1430	--	--	--	--	--	--	1.1430
43020	Scott Township	1.3770	--	--	--	--	--	--	1.3770
43021	Seward Township	1.4123	--	--	--	--	--	--	1.4123
43022	Burket Town	1.7808	--	--	--	--	--	--	1.7808
43023	Tippecanoe Township	0.7972	--	--	--	--	--	--	0.7972
43024	North Webster Town	1.4295	--	--	--	--	--	--	1.4295
43025	Turkey Creek Township	0.8345	--	--	--	--	--	--	0.8345
43026	Syracuse Town	1.7548	--	--	--	--	--	--	1.7548
43027	Van Buren Township	0.7938	--	--	--	--	--	--	0.7938
43028	Milford Town	1.6508	--	--	--	--	--	--	1.6508
43029	Washington Township	1.6786	--	--	--	--	--	--	1.6786
43030	Pierceton Town	2.2357	--	--	--	--	--	--	2.2357
43031	Wayne Township	1.5255	--	--	--	--	--	--	1.5255
43032	Warsaw City-Wayne Township	2.4448	--	--	--	--	--	--	2.4448
43033	Winona Lake Town	1.9683	--	--	--	--	--	--	1.9683
43034	Harrison Township	1.6126	--	--	--	--	--	--	1.6126
43035	Mentone Town-Harrison Township	2.5613	--	--	--	--	--	--	2.5613
43036	Mentone Town-Franklin Township	2.5614	--	--	--	--	--	--	2.5614
43038	Nappanee City-Jefferson Township	3.3635	--	--	--	--	--	--	3.3635

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Kosciusko County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	535,085	774,786	19,138	30,099	1,359,107	69,361,909	2.0%
<i>TIF Total</i>	2,649	24,640	0	0	27,288	3,166,699	0.9%
<i>County Total</i>	537,734	799,425	19,138	30,099	1,386,396	72,528,608	1.9%
Kosciusko County	48,357	65,255	1,196	3,829	118,637	10,458,976	1.1%
Clay Township	0	59	0	51	111	66,484	0.2%
Etna Township	1	0	0	96	98	50,624	0.2%
Franklin Township	3	76	0	24	103	58,850	0.2%
Harrison Township	28	402	0	98	528	113,168	0.5%
Jackson Township	4	84	0	82	170	64,483	0.3%
Jefferson Township	26	340	144	13	523	54,052	1.0%
Lake Township	19	406	0	21	447	47,758	0.9%
Monroe Township	0	0	0	46	46	36,396	0.1%
Plain Township	18	23	0	45	87	334,166	0.0%
Prairie Township	0	0	0	45	45	47,023	0.1%
Scott Township	0	0	0	4	4	21,510	0.0%
Seward Township	0	0	0	61	61	66,803	0.1%
Tippecanoe Township	0	0	0	78	78	389,252	0.0%
Turkey Creek Township	1,626	0	0	126	1,752	1,779,125	0.1%
Van Buren Township	0	0	0	39	39	94,408	0.0%
Washington Township	6	196	0	121	323	104,061	0.3%
Wayne Township	7,634	9,189	0	206	17,030	454,465	3.7%
Warsaw Civil City	202,696	303,071	0	4,406	510,173	10,308,075	4.9%
Nappanee Civil City	1,734	22,987	9,744	0	34,465	160,461	21.5%
Burket Civil Town	0	0	0	0	0	10,869	0.0%
Claypool Civil Town	7	1,429	0	165	1,601	82,240	1.9%
Etna Green Civil Town	11	0	0	679	689	70,971	1.0%
Leesburg Civil Town	2	0	0	30	32	77,056	0.0%
Mentone Civil Town	744	12,517	0	74	13,336	246,597	5.4%
Milford Civil Town	23	0	0	386	409	503,683	0.1%
North Webster Civil Town	0	0	0	29	29	366,736	0.0%
Pierceton Civil Town	84	3,551	0	112	3,746	218,856	1.7%
Sidney Civil Town	19	390	0	26	435	13,329	3.3%
Silver Lake Civil Town	1,313	27,635	0	217	29,165	316,075	9.2%
Syracuse Civil Town	11,279	0	0	523	11,801	1,750,021	0.7%
Winona Lake Civil Town	29,074	0	0	673	29,747	966,138	3.1%
Wa-Nee Community School Corp	1,151	15,240	6,460	277	23,129	1,403,949	1.6%
Wawasee Community School Corp	5,699	0	0	1,544	7,243	10,321,225	0.1%
Warsaw Community School Corp	190,442	245,442	0	7,343	443,227	17,859,098	2.5%
Tippecanoe Valley School Corp	884	14,227	0	2,704	17,816	3,627,824	0.5%
Whitko Community School Corp	252	8,519	0	3,441	12,212	3,014,684	0.4%
Triton School Corp	15	0	0	1,173	1,187	503,340	0.2%
Nappanee Public Library	282	3,737	1,584	33	5,636	142,619	4.0%
Milford Public Library	2	0	0	70	72	159,026	0.0%
Pierceton Public Library	6	241	0	57	305	54,410	0.6%
Syracuse Public Library	317	0	0	25	342	347,245	0.1%
Warsaw Community Public Library	30,797	37,075	0	829	68,701	1,891,541	3.6%
Bell Memorial Public Library	135	2,165	0	195	2,494	246,119	1.0%
North Webster Library	0	0	0	74	74	373,531	0.0%
Kosciusko County Solid Waste Mgmt Dist	391	528	10	31	959	84,587	1.1%
Winona Lake Redevelopment Comm	0	0	0	0	0	0	
Warsaw City Redevelopment Comm	0	0	0	0	0	0	
Milford Town Redevelopment Comm	0	0	0	0	0	0	
Pierceton Town Redevelopment Comm	0	0	0	0	0	0	
Kosciusko County Redevelopment Comm	0	0	0	0	0	0	
Claypool Redevelopment Comm	0	0	0	0	0	0	

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	535,085	774,786	19,138	30,099	1,359,107	69,361,909	2.0%
<i>TIF Total</i>	2,649	24,640	0	0	27,288	3,166,699	0.9%
<i>County Total</i>	537,734	799,425	19,138	30,099	1,386,396	72,528,608	1.9%
TIF - Dreyfus TIF (Clay) 001	0	0	0	0	0	295,946	0.0%
TIF - Claypool TIF #2 002	0	232	0	0	232	13,025	1.8%
TIF - Claypool TIF #1 002	0	0	0	0	0	11,392	0.0%
TIF - Leesburg TIF (Plain) 016	0	0	0	0	0	13,189	0.0%
TIF - Warsaw North TIF (Warsaw Plain) 017	2,396	22,090	0	0	24,486	1,919,895	1.3%
TIF - Syracuse 026	0	0	0	0	0	0	
TIF - Oakwood TIF (Syracuse) 026	0	0	0	0	0	0	
TIF - Kos Co TIF (Vanburen) 027	0	0	0	0	0	41,784	0.0%
TIF - Milford TIF #2 028	0	0	0	0	0	0	
TIF - Milford TIF#1 028	0	0	0	0	0	105,052	0.0%
TIF - Pierceton TIF 030	0	1,206	0	0	1,206	324,876	0.4%
TIF - Warsaw Central TIF (Warsaw) 032	0	1,111	0	0	1,111	319,195	0.3%
TIF - Winona Interurban TIF (Warsaw) 032	0	0	0	0	0	8,369	0.0%
TIF - Winona Lake TIF 033	252	0	0	0	252	113,975	0.2%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.